



Rebound Neighborhoods in St. Louis: Practical Strategies for Redevelopment

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**New Partners for Smart Growth Conference
St. Louis, MO**

February 3, 2017

Our Data

- 218 Census tracts (3,000-8,000 residents) in older parts of the region
- Inside ring roads (I-270 & I-255)
- Urbanized Area in 1950 (Census Bureau)

Change in Urbanized Area

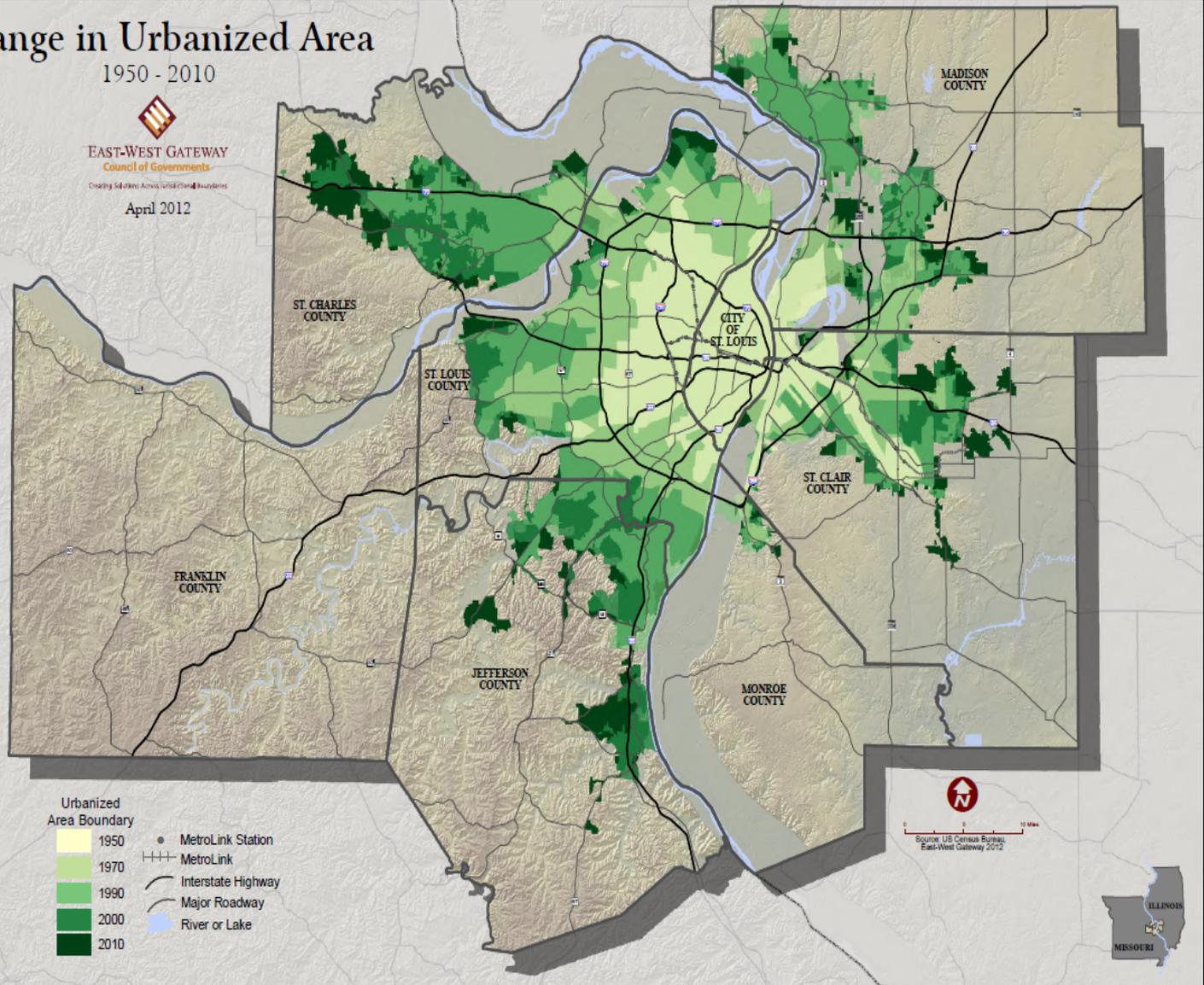
1950 - 2010



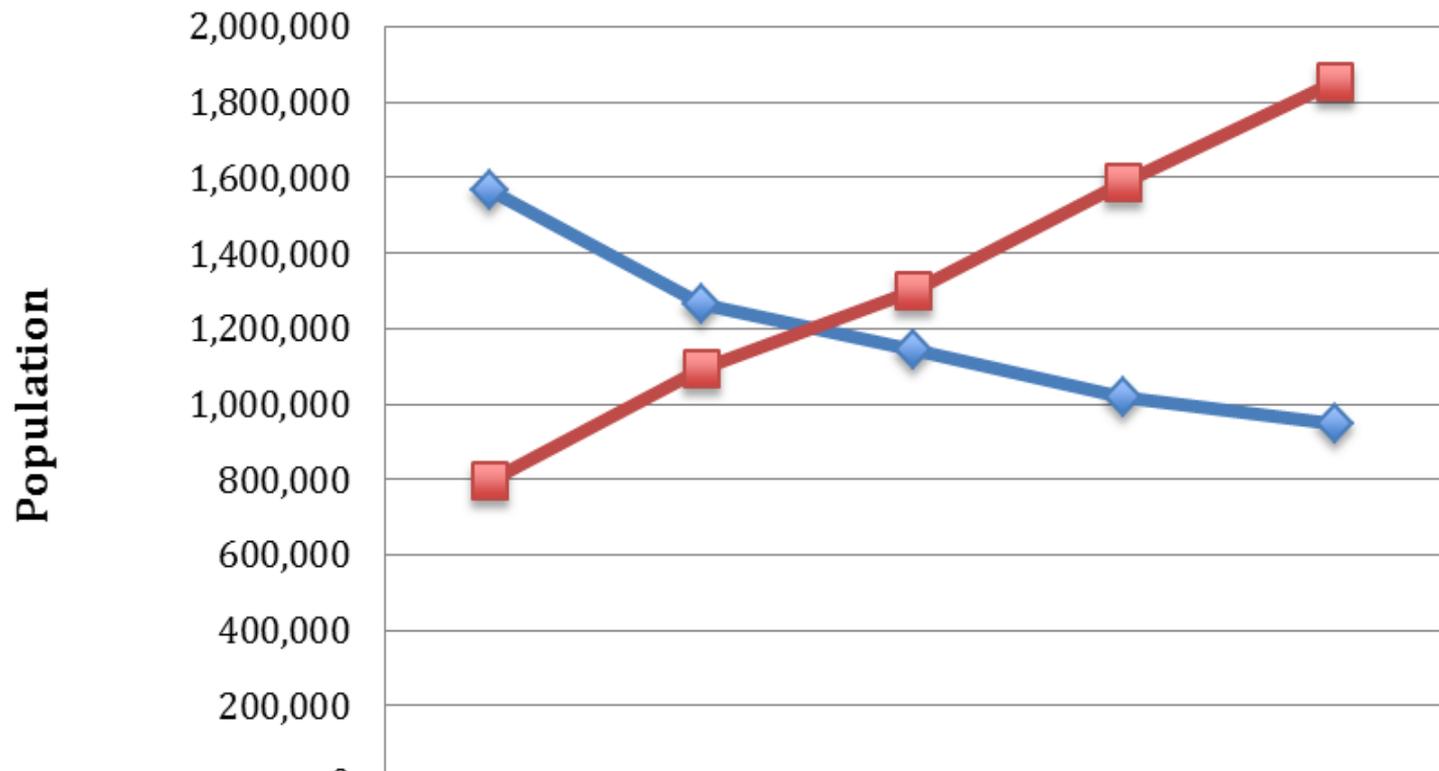
EAST-WEST GATEWAY
Council of Governments

Creating Solutions Across Jurisdictional Boundaries

April 2012

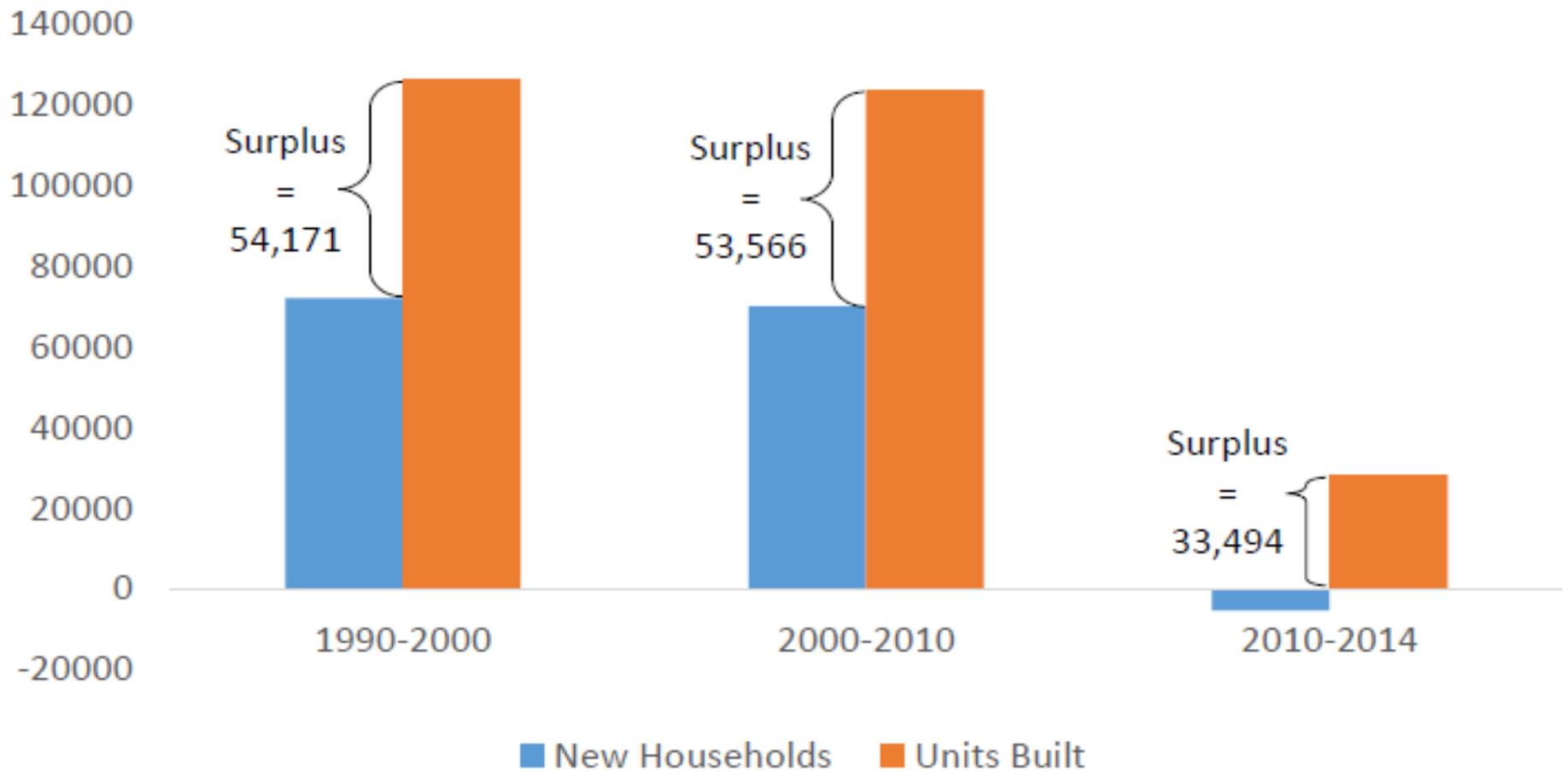


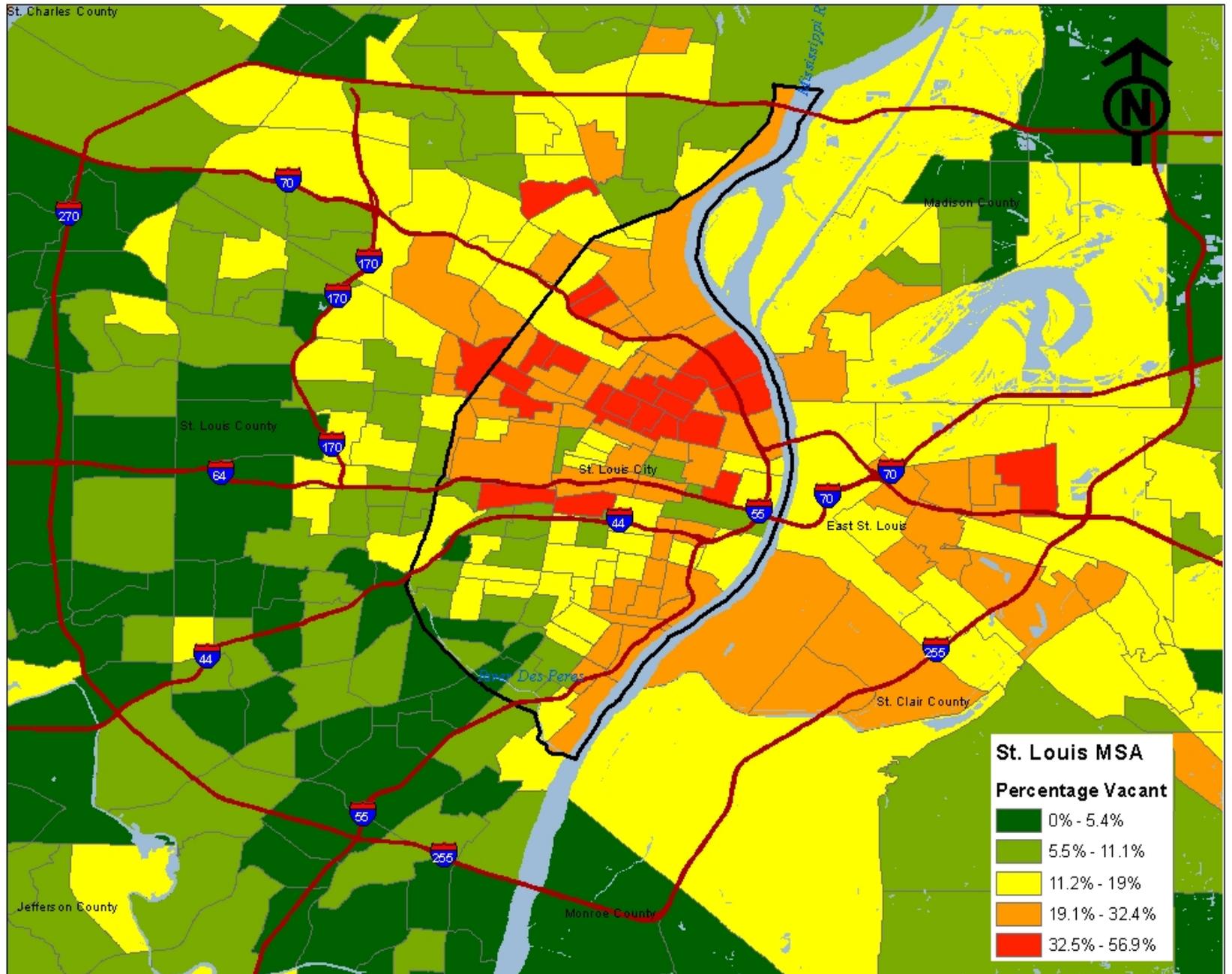
Population Change: Study Area Compared to MSA pop. with Study Area Subtracted



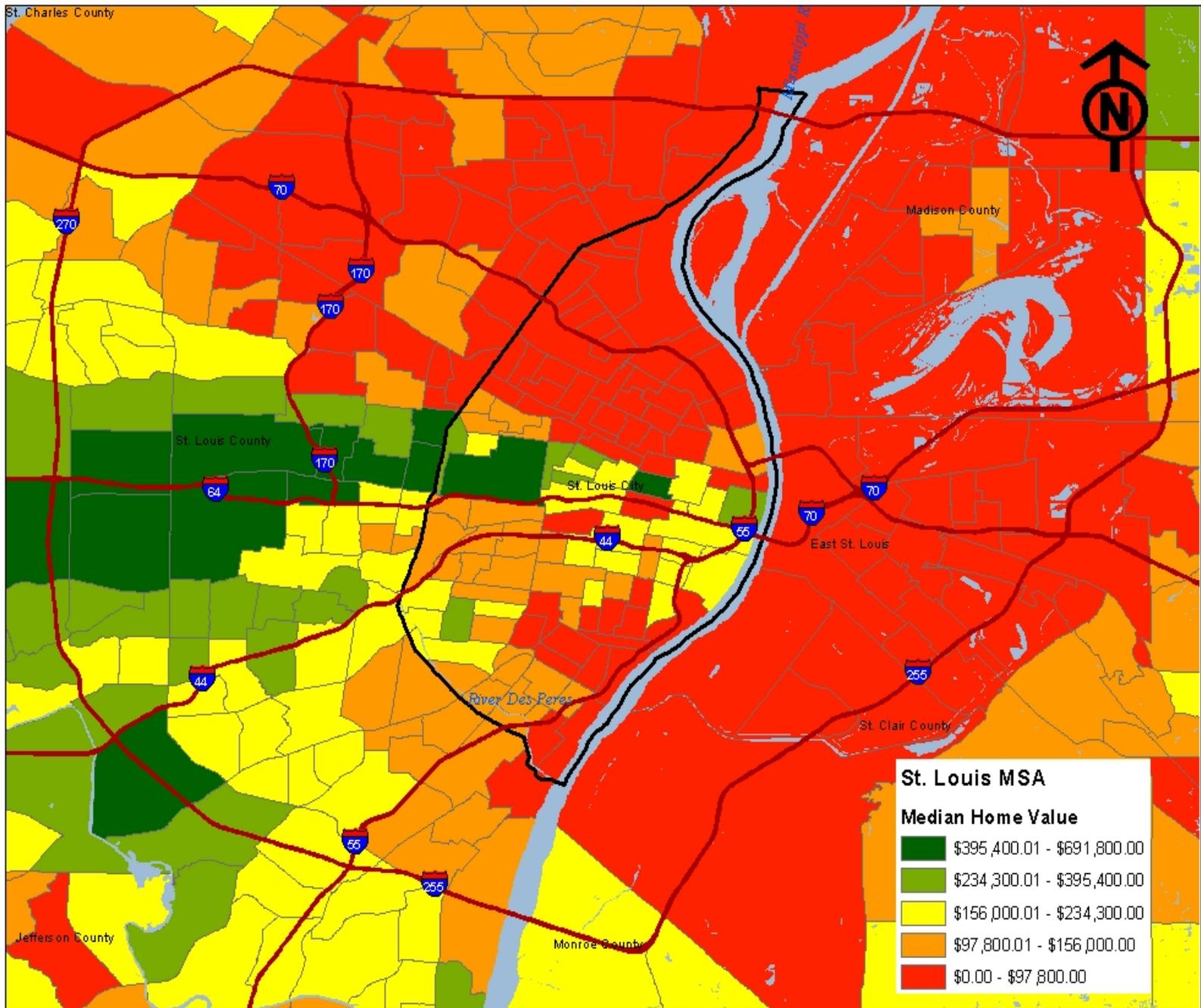
	1970	1980	1990	2000	2011
Study Area	1,567,178	1,265,093	1,146,169	1,017,765	946,684
MSA-Study Area	795,839	1,091,367	1,297,930	1,585,842	1,855,298

St. Louis MSA Over Production of Housing









Older Neighborhoods Are Running Up the Down Escalator

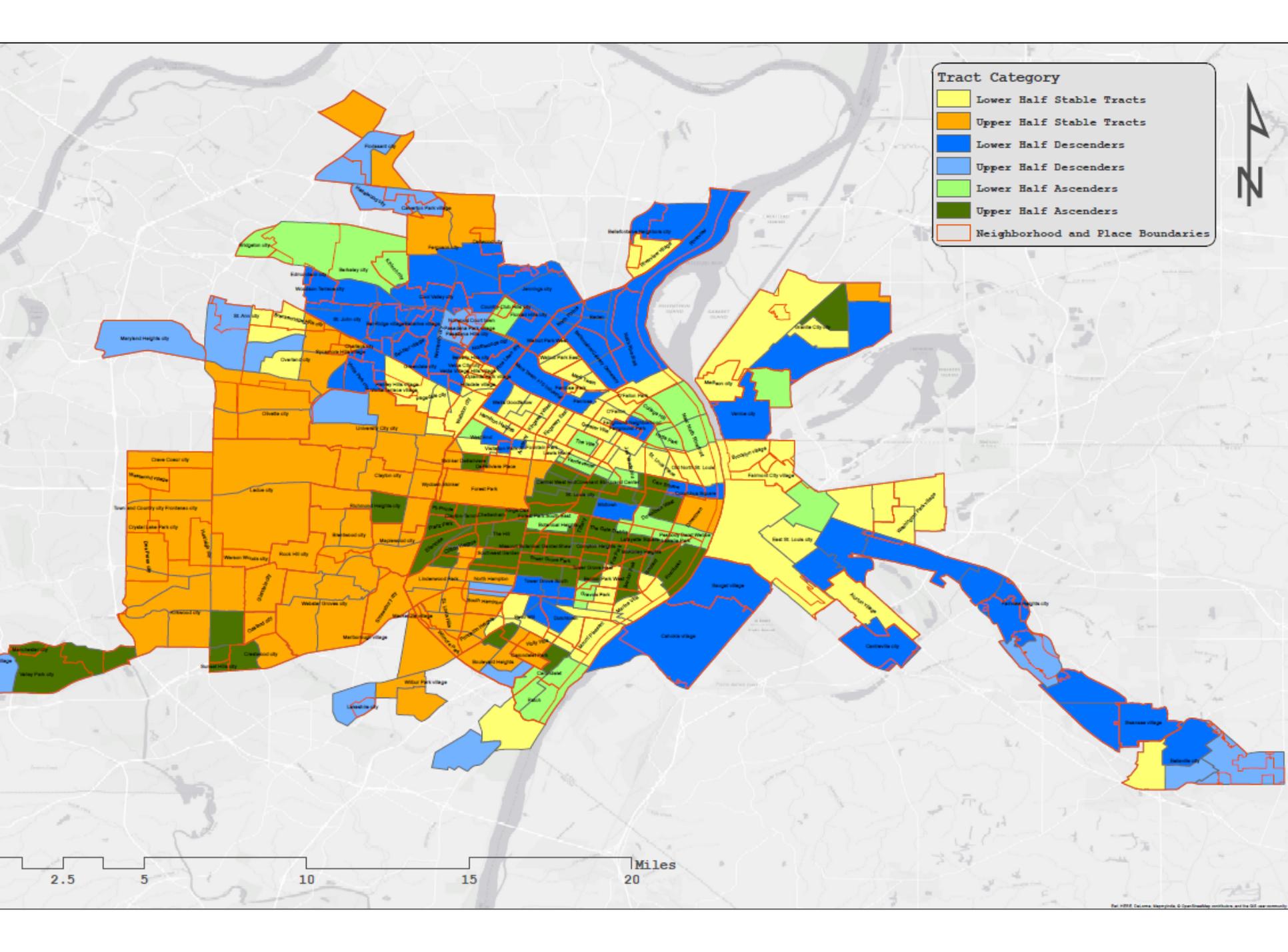


Index of Neighborhood Vitality

1. Per Capita Income
2. Median Home Values
3. Median Rent

Identifying Rebound Neighborhoods

- Basic idea: neighborhoods that bounced back from decline (U-shaped)
- We define a rebound tract as any census tract that started in bottom half and moved up at least 10 percentile points in the rankings from 1990-2000 or 2000-2010 and ended up in top half
- Of the 218 tracts in our study area, 35 (16%) are rebound tracts



Tract Category

- Lower Half Stable Tracts
- Upper Half Stable Tracts
- Lower Half Descenders
- Upper Half Descenders
- Lower Half Ascenders
- Upper Half Ascenders
- Neighborhood and Place Boundaries

